

PLANNING REPORT

PROPOSED SENIORS DEVELOPMENT

TENTH AVENUE ESTATES SENIORS COMMUNITY

Part of Park Lot 7, Range 8 EGR
City of Owen Sound

Owner: Tenth Avenue Estates Inc.

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Figure 3: City of Owen Sound Zoning By-law Schedule A (Map 17)

Figure 4: Proposed Zoning

Figure 5: City of Owen Sound Zoning By-law Schedule A

1. THE PROPOSAL

Tenth Avenue Estates Inc. owns a 2.6-hectare, vacant parcel of land located in the northeast quadrant of Owen Sound and is proposing to develop this property into an adult-lifestyle community for seniors. The development would involve two apartment buildings and a series of townhouse dwellings situated along a new, private road. A total of 85 dwelling units will be constructed.

One of the apartment buildings will involve four floors of apartment units with an underground parking area. The other apartment building will include three floors of apartment units plus an above-grade apartment area below. The townhouses will be one-storey units with no basements.

This development will include other facilities such as an exercise room, pickleball court, craft room, common room, park, etc.

The proposed development is illustrated on the Site Plan.

The residential dwellings will be sold as life-lease units. The tenants will own their dwelling unit on leased land and will pay a monthly maintenance fee to the developer who will maintain ownership of the land.

2. APPROVALS REQUIRED

The intended development requires approval of a Zoning By-law Amendment by City Council. The details of this rezoning request are provided in Section 7 of this Planning Justification Report.

Approval of a Site Plan Agreement by City staff is also required prior to development occurring. The Agreement will ensure that the development occurs in accordance with the Site Plan and the recommendations of the various supporting documents. The Site Plan application will be filed upon approval of the Zoning By-law Amendment.

3. SUBMISSION REQUIREMENTS

The proposed development has been discussed at length with City officials over the last two years. As a result of these pre-consultation discussions, the following documents have been prepared, in addition to this Planning Justification Report:

- Architectural Brief;
- Archaeological Assessment;
- Engineered Site Drawings (includes Site Plan and Landscaping Plan);
- Environmental Impact Study (Scoped);
- Floodplain Study of Kenny Drain Technical Memorandum;
- Functional Servicing Report;
- Hydrogeological Assessment;
- Land Use Compatibility Study;
- Landscaping Plan;
- Photometric Lighting Plan;
- Record of Site Condition Letter;
- Shadow Study;
- Site Plan;
- Stormwater Management Report;
- Tree Inventory Report;
- Transportation Report; and,
- Urban Design Study;

4. SUBJECT LANDS

The subject property is situated at the end of 10th Avenue East, as illustrated on Figure 1 of this Planning Justification Report. The site comprises 2.6 hectares of land and is mostly in a natural state. A narrow, linear treed area – running north/south – exists on the property, while a meadow covers most of the remaining lands. The treed area will mostly remain intact through the development of the property. A large portion of the site was bulldozed in 2021, although a recolonization has occurred since. A small area immediately adjacent to the 10th Avenue East cul-de-sac bulb exists as a manicured lawn. The Kenny Drain is located approximately 30 metres east of the subject property, with its floodplain extending slightly onto the subject property.

The features of the site are shown on the aerial photograph provided on Figure 2 of this Planning Justification Report.

A more detailed description of the site conditions are provided in the Scoped Environmental Impact Study.

5. ADJACENT LAND USES

Lands within the immediately vicinity of the subject property have experienced the construction of a variety of residential dwelling types over the last few years, including detached dwellings, semi-detached dwellings, townhouses, and apartments.

Detached dwellings have been erected along 23rd Street “A” East and 10th Avenue East, which are the streets that connect the subject parcel to 9th Avenue East.

The lands to the immediate north are currently vacant but are slated for residential development.

A vacant parcel of City-owned land, zoned ‘Open Space’ and fronting along 26th Street East, exists to the immediate south.

An industrial lot used by Enbridge for office and storage is located to the southeast. Other industrial lands exist further east and south of the site, within the City’s business park.

6. SERVICING

An emergency access road will be constructed at the south end of the property, will extend across the abutting property (owned by the City), and will connect to 23rd Street East.

A sanitary sewer line will be constructed below the emergency access road in order to service the development from the sewer main located on 23rd Street East. A pumping station is also required and will be constructed on the subject property.

Municipal water will be provided to the site by extending the existing water main located at the end of 10th Street East, immediately adjacent to the subject property. Further details regarding servicing are provided in the Functional Servicing Report.

The new road will have a pavement width of 7.0 metres and will remain in the ownership of the developer.

A stormwater management pond will be constructed in the northeast corner of the property to accommodate surface water runoff.

A walking trail for the general public – not just the residents of this development – will be established along the east side of the property and will connect a future trail along the Kenny Drain to the east to the future development on the lands to the north, as illustrated on the Site Plan.

7. CITY OF OWEN SOUND ZONING BY-LAW

7.1 Current Zoning

The majority of the subject property is zoned 'R4 14.76' (Medium Density Residential with special provisions), as illustrated on Figure 3 of this Planning Justification Report. A small area along the site's easterly boundary – within the floodplain of the Kenny Drain – is zoned 'ZH' (Hazard).

The 'R4 14.76' zone applies only to the subject property and includes provisions for a school. The following applies:

- 14.76** *Notwithstanding the provisions of the Medium Density Residential (R4) Zone and for lands shown on Schedule A, Zoning Map 17, no person shall use any lot or erect, alter or use any building or structure for any purpose except for the following uses:*
- (a) Schools*
 - (b) Uses permitted in the R4 Zone but not on the same lot as a school No person shall use any lot or erect, alter or use any building or structure for any permitted use listed in R4 (14.76), save and except a School, except in accordance with Section 6.5. A School shall be subject to the following provisions:*
 - (i) Lot frontage (min): 100 m*
 - (ii) Lot area (min): 2.0 ha*
 - (iii) Lot coverage (max): 40%*
 - (iv) Building setbacks (min): 10.0 m except when abutting a Residential lot in which a 30.0 m setback is required*
 - (v) Floor space index (max): 1.0*
 - (vi) Building height (max): 12.0 m*

Townhouse dwellings are permitted within this current zoning; however, apartment units are not. A Zoning By-law Amendment is therefore required.

As illustrated on the Site Plan, the intended development conforms with all relevant zoning provisions, including parking, other than the 'maximum height requirement'.

Whereas the maximum building height for apartments is limited to 12 metres, one of the two apartment buildings will reach a height of 13.2 metres. As such, relief from this provision is required.

7.2 Proposed Zoning

The proposed Zoning By-law Amendment will remove the current special provisions, since a school is not proposed, and will add apartment units as a permitted use in accordance with the provisions of the 'R5' (General Residential) zone with the exception that the apartment units shall have an increased building height of 13.2 metres.

The new site-specific zone would state:

Notwithstanding their 'R4' zoning, those lands shown as 'R4-x' on Schedule A of this Zoning By-law shall be used in accordance with the 'R4' zone provisions excepting however that apartment units shall also be permitted in accordance with the 'R5' zone provision with the exception that the maximum building height shall be 13.2 metres.

The proposed zoning is illustrated on Figure 4 of this Planning Justification Report.

8. OFFICIAL PLANS

All lands with the City of Owen Sound fall within the planning jurisdiction of the Grey County Official Plan and the City of Owen Sound Official Plan.

This Planning Justification Report will provide a brief evaluation of the proposed development within the context of the upper tier Official Plan, and will focus on specific policies as requested by the County Planning staff during the pre-consultation process. This Report will provide a more thorough review of the policies of the Owen Sound Official Plan.

8.1 Grey County Official Plan

8.1.1 Land Use Designation

Owen Sound is recognized as a 'Primary Settlement Area' on Schedule A of the County Official Plan. Section 3.5 *Primary Settlement Areas* states (edited for relevancy):

- | |
|---|
| <p>3) <i>This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of most of the growth within the County.</i></p> <p>5) <i>For the City of Owen Sound and the Town of Hanover, it is recommended that a minimum development density of 25 units per net hectare will be achieved for new development.</i></p> |
|---|

Comment: The proposed development represents a density of approximately 33.6 units per net hectare. These policies would clearly support the proposed housing project.

8.1.2 Housing

Section 4.1 *Housing Policy* of the Grey County Official Plan includes the following:

Variety

The County will aim to provide a variety of housing types to satisfy the present and future social, health, safety, and well-being requirements of residents. In doing so, we want to prioritize housing accessibility and affordability.

This plan encourages housing opportunities that address the needs of seniors and persons with physical, sensory, and mental health disabilities. We want people to be able to remain in a neighbourhood as housing needs change over time. It will be important to consider experimental housing types (i.e. life lease, cooperative housing, or “life-style” communities. These neighbourhoods and facilities should be oriented as being age-friendly and encouraged within urban settings with appropriate services.

New residential developments will be promoted at densities which efficiently use available servicing (subject to Section 8.9) and are appropriate to site conditions and existing patterns of development.

Comments: These policies support the proposed life-lease housing project that is intended for the seniors market. The density proposed for the site represents an efficient use of land and municipal infrastructure.

8.1.3 Transportation

Section 8.2 *General Transportation Policies* states the following (edited for relevancy):

j. New developments will be designed to ensure the safe access for vehicles and emergency vehicles. Single access to new residential developments will be considered up to 85 units. New residential developments with 85 to 150 units will need to have at minimum a full access plus a secondary emergency access. New residential developments greater than 150 units will need to have two or more full accesses. Access to new residential developments will be considered through the phasing of the development however the above thresholds will be used to consider the design and phasing of the accesses. Local municipalities are encouraged to adopt these thresholds or develop alternate thresholds to ensure the safe access for vehicles and emergency vehicles. This policy shall not be interpreted to limit intensification on increased density; however, where the above standards for multiple accesses cannot be met, it shall be demonstrated that suitable and safe access can be provided to the satisfaction of the road authorities and emergency services.

Comment: There are currently 23 dwellings situated along 10th Street East and 23rd Street “A” East, which are the two municipal roads that connect the subject lands to 9th Avenue East. When combined with the 85 dwellings proposed for the subject lands, a total of 108 dwellings will be utilizing this one road. An emergency access road, however, will be provided on the south side of the property, as shown on the Site Plan, will cross the City-owned lands to the south, and will connect to 23rd Street East. This arrangement is supported by the Transportation Plan.

8.1.4 Source Water Protection

A portion of the subject lands are situated within the 'Intake Protection Zone 3', according to Appendix A of the Grey County Official Plan. The Intake Protection Zones are generally of a concern with commercial or industrial operations. There were no concerns raised in this regard during the pre-consultation exercise.

8.1.5 Stormwater Management

Section 8.9.2 *Stormwater Management* states the following:

Stormwater is water from rain and from melting snow and ice. Managing stormwater prevents flooding and ensures rivers and lakes are not contaminated. Climate change and more frequent and intensive storm events will need to be considered when it comes to managing stormwater.

- 1) *In all new subdivisions and other large scale developments, surface water management systems will be included to prevent on- or off-site flooding or erosion, and to prevent the deterioration of environmentally sensitive watercourses. Other developments may also require such systems or studies, as determined by the County, conservation authority, or municipality, if runoff from the location could increase existing drainage or water quality problems. Stormwater submissions are to be prepared in accordance with the requirements and guidelines set out in the Ministry of the Environment, Conservation and Parks 'Stormwater Management Planning and Designing Manual' (2003 or successor document) and the applicable conservation authority's guidelines.*
- 2) *Applicants may be required to submit studies or information relating to:*
 - a) *Analysis of pre- and post-development storm runoff and water source flows, erosion, groundwater levels and infiltration;*
 - b) *Proposed storm water drainage and retention facilities;*
 - c) *Ways to control erosion and sedimentation;*
 - d) *Considering climate change and the increase of intensive storm events on the impact and design of the storm water management facilities;*
 - e) *A grading plan for the proposed development;*
 - f) *An assessment of the impacts of the proposed development on the water quality, water temperature, and water balance, and the ways to mitigate any potential decreases in water quality.*

- 3) *Local stormwater management policies that include storage for on-site use or the use of infiltration as a means to replenish groundwater supplies and minimize offsite flooding and erosion are encouraged, where feasible.*
- 4) *The establishment of municipally owned and operated stormwater treatment facilities will be encouraged. Stormwater management facilities that are designed to manage stormwater from multiple developments will be encouraged. Municipalities may require assessment of facilities before assuming ownership including, but not limited to, phosphorus and nitrate analysis.*
- 5) *The incorporation of stormwater quality best management practices and low impact development (LID) practices or a hybrid of LID and traditional stormwater practices into land use restrictions -and long term maintenance of development proposals will be encouraged.*
- 6) *Development projects and associated stormwater outfalls adjacent to watercourses should incorporate naturalization techniques where appropriate to improve and maintain vegetation and habitat.*
- 7) *Stormwater management facilities will be designed to protect public health and safety. Naturalized stormwater management facilities that integrate with the public open spaces of any given development will be encouraged. Naturalized stormwater management facilities are designed to contain natural Wetland elements such as plants and grasses to improve water quality.*
- 8) *Permeable parking areas will be encouraged where feasible to reduce the amount of stormwater runoff.*

Comment: The plans for handling stormwater are in compliance with the above policies and are explained in detail in the Stormwater Management Report.

8.1.6 Official Plan Evaluation Summary

The proposed development conforms with the relevant policies of the Grey County Official Plan.

8.2 City of Owen Sound Official Plan

8.2.1 Secondary Plan Area

Schedule A1 of the City's Official Plan identifies the subject property as being situated within the 'East Bluff Planning Area', as illustrated on Figure 5 of this Planning Justification Report.

The following policies pertain to development within this secondary plan area:

4.1 East Bluffs Planning Area

The purpose of this section is to provide more specific development policies for the area described as the East Bluffs Planning Area to guide decisions on development applications and to establish a framework for the provision of services to the area. Section 4.1 East Bluffs Planning Area must be read in conjunction with the entire Official Plan.

The East Bluffs Planning Area is outlined on Schedule 'B', Planning and Study Areas.

4.1.1 Permitted Uses

4.1.1.1 The East Bluffs Planning Area shall primarily accommodate residential land uses together with compatible institutional, commercial and open space uses to support and service the local residential area in accordance with the policies of Section 3.1 of this Plan. This area shall also provide for a community park to service the northeast portion of the City and a small portion of industrial land adjacent to the designated industrial area to the east.

4.1.1.2 The distribution of residential, institutional, commercial, open space (parkland), hazard, and industrial uses shall generally conform to the plan set out on Schedule 'A1', East Bluffs Secondary Plan.

4.1.1.3 In areas designated for high density residential, low density residential and medium density residential uses shall also be permitted. In areas designated for medium density residential, low density residential uses shall also be permitted. With appropriate consideration of specific site conditions, small-scale medium density residential uses may be permitted in areas designated Low Density Residential adjacent to 3rd Avenue East.

4.1.1.4 The residential development of lands north of 26th Street East and east of the existing housing on 9th Avenue East may not proceed until a joint service corridor, emergency access and pedestrian walkway are secured to link the proposed cul-de-sac to 9th Avenue East.

- 4.1.1.5 *Residential development will occur at medium and low densities, approximately 55 hectares of land is intended for housing which will provide for an area population of approximately 2,119 persons.*
- 4.1.1.6 *Local institutional uses such as daycares, schools, and churches may be permitted in areas designated low density residential, medium density residential and high density residential provided access to such facilities from arterial or collector streets is readily available and subject to a rezoning and the policies of Section 3.10, Institutional, of this Plan.*
- 4.1.1.7 *In areas designated Commercial on Schedule 'A1', convenience stores and other neighbourhood commercial uses that serve the needs of local residential areas and/or are compatible with residential uses shall be permitted. As an alternative to, or in combination with commercial uses, such lands may be used for residential uses at the densities permitted on adjacent residential lands.*
- 4.1.1.8 *Certain light industrial uses may be permitted within the area designated Industrial in Schedule 'A1'. Such uses shall be limited to light industrial, quasi-industrial and other compatible uses that are least likely to impact negatively on the nearby residential areas. In particular, air emissions, noise and visual impacts should be considered in accordance with MECP D-6 Guidelines. To assist in buffering the industrial land uses from the residential areas, the hazard lands that constitute the Kenny Drain and a local park shall be employed as buffers by virtue of separation distances, plantings, berms and other measures.*

Comment: The proposed apartment building / townhouse development represents a density of approximately 33.6 units per net hectare, which should be considered a medium density development, but at a lower end of the medium density scale.

As stated previously in this Report, industrial lands are located in close proximity to the southerly limit of the subject property. A building occupied by Enbridge for office and storage purposes is the closest industrial land use. As required by the City, a Land Use Compatibility Study has been completed to address the potential impact of the adjacent industrial activity on the new residents of the proposed development. The author of the Study is recommending further review. In this regard, an additional report will be prepared and submitted to the City in the near future. Any recommendations of that report can be implemented through the Site Plan Agreement process.

4.1.2 Parkland

- 4.1.2.1 *The City shall use the area designated Open Space on Schedule 'A1' and labelled "Stoney Orchard Park" for a Community Park. This park will cater to the needs of persons beyond the bounds of the East Bluffs Planning Area, but will be developed in a manner to also provide local service. The Park will be developed to preserve the natural character of the site and park amenities including parking will be established through the future parks master plan.*
- 4.1.2.2 *The City will develop a linear park at a minimum of 15 metres, where possible, in width above the rock face along the top of the East Bluff to facilitate continuation of the link and public walkway from High (Timber-McArthur) Park north to link with Stoney Orchard Park and the rail trail.*
- 4.1.2.3 *Two neighbourhood parks are to be provided west of 9th Avenue East that will provide for the local parkland needs of residents in this part of the planning area. The southerly park is of adequate size to provide for a range of active and passive activities. The park area north of 26th Street East is smaller and partially within the flood plain of the Kenny Drain. The park will have to be designed and developed in recognition that at times these lands will be subject to flooding.*
- 4.1.2.4 *Parkland dedication in the form of land may be considered if there is no existing park of an appropriate nature within 500 metres of the proposed development and there is a sufficient land base associated with the dedication to create one or more meaningful neighbourhood parks (0.5 hectares or greater).*
- 4.1.2.5 *The lands designated Hazard Lands east of 9th Avenue East form part of the flood plain of the Kenny Drain, a permanent stream system that serves a large portion of the industrial park and lands north of 16th Street East. It is intended that these lands be developed to handle regional storm events in a manner whereby erosion is controlled. In addition, due to the need for these lands to buffer residential from industrial uses, tree planting will be encouraged. Due to the linear nature of these lands, a trail system will be encouraged to provide for alternative recreation activities for the area residents.*
- 4.1.2.6 *Lands designated Hazard Lands will not be considered as parkland dedication.*

Comment: The developer will be contributing a cash-in-lieu of parkland payment to the City of Owen Sound, which will be used at the City's discretion for other park endeavours.

A walking trail for the general public will be established along the east side of the property and will connect a future trail along the Kenny Drain to the east to future development on the lands to the north, as illustrated on the Site Plan.

4.1.3 Road System

4.1.3.1 *All lands shall be developed in general conformity with the schematic road system plan illustrated on Schedule 'A1', subject to the policies contained herein. For local roads, the road system plan may be considered illustrative only and changes to the location and configuration of such streets shall be permitted without amendment to this Plan, provided the planned street does not adversely impact the development ability of adjoining lands or the general traffic flow system provided, and the layout is in accordance with proper design principles.*

4.1.3.2 *Development of a property fronting onto a County road shall be in accordance with Section 5.1.3.*

Comment: Schedule A1 identifies a possible road extension of 10th Avenue East through the subject property and the undeveloped property to the north, and eventually connecting to 28th Street East. As noted in the policy above, such streets shown on Schedule A1 are for illustration purposes only and changes to this suggested road system may be given without having to amend the Official Plan. In this regard, a road will be constructed within this housing development, although it will be privately owned and will not connect to the future development on the lands to the north. The Transportation Study supports this arrangement and further notes that the increased traffic at the 9th Avenue East / 23rd Street "A" West intersection will only cause a slight additional delay for vehicles leaving the new development and entering onto 9th Avenue East. This matter was discussed at length with City staff during the pre-consultation discussions.

4.1.4 Services

4.1.4.1 *The City shall ensure that, as development occurs, measures to reduce the impact of runoff and manage storm water quality are undertaken, particularly on the Kenny Drain and works downstream in accordance with stormwater management policies contained in Section 5.2.4 of this Plan.*

4.1.4.2 *The City will extend existing water supply and sewers with adequate capacity as development occurs at the applicants cost.*

Comment: The Stormwater Management Report addresses Section 4.1.4.1.

Municipal water and sanitary sewer services will be constructed throughout the development at the cost of the developer. Capacity exists to service the 85 units.

4.1.5 Implementation

4.1.5.1 *Where any lands are proposed for development and a significant tree community is located on the same lands, the City may require, as a condition to the approval of development of such land, that a study be carried out by a qualified individual to identify any species at risk and to ascertain methods of preserving as many trees as possible in accordance with City bylaws. Any procedures related thereto may be set out in a Terms of Reference or development or subdivision agreement to the satisfaction of the City, including the preparation of a removals plan and/or planting plan.*

Comment: An Environmental Impact Study conducted for the site identified no species at risk.

As noted above, the linear treed area will remain mostly intact, although clearing will be required for the construction of the road. All lost trees will be replaced, with two trees being planted for every one tree removed. The details of the replanting are shown on the Landscape Plan.

8.2.2 Land Use Designation

The Owen Sound Official Plan designates the majority of the subject lands as 'Low Density Residential'. A small area along the easterly boundary, which is in close proximity to the Kenny Drain, is designated 'Hazard Land'.

No development is proposed within the 'Hazard Land' area, except for a small portion of the stormwater management pond.

The policies contained in Section 3.1 *Residential* state the following (edited for relevancy):

The Residential designation permits the development of lands for residential uses, which shall be the predominant area for housing within the City. Residential uses may include single detached, semi-detached, various forms of townhouse, and apartment buildings. Residential uses shall be permitted at low, medium and high density. Other uses that are complementary and provide service to residential uses, such as elementary schools, parks, places of worship and convenience commercial type uses are also permitted in this designation, subject to criteria in this Plan.

3.1.1 Permitted Uses

Where lands are designated Residential on Schedule 'A' – Land Use, the predominant use shall be for residential uses and related purposes including the following:

- a. Single detached, semi-detached, duplex, linked homes.*
- b. Street townhouse, cluster townhouse, stacked townhouse, back-to-back townhouse, apartment dwellings and other forms of multiple housing dwellings.*
- c. Accessory Residential Units (ARUs) in single detached dwellings, semi-detached dwellings or row houses, subject to the policies of Section 3.1.7.1 of this Plan.*
- d. ARUs in a building ancillary to a single detached dwelling, semidetached dwelling or row house if the single detached dwelling, semidetached dwelling or row house contains no more than two residential units on one lot and subject to the policies of Section 3.1.7.1.*
- e. Secondary uses of a non-residential nature known as local institutional uses that are considered compatible or form part of a residential area will be permitted including schools, libraries, fire stations, community centres, long term care facilities, places of worship, day care centres, and similar local institutional uses. Local institutional uses are generally to be located along arterial roads with access to public transit and full municipal services.*
- f. Neighbourhood commercial uses, such as small scale retail and service shops, serving the adjacent residential area, such as convenience stores, laundromats, beauty salons, and small restaurants.*
- g. Home business established in accordance with the policies of Section 3.1.9 of this Plan.*
- h. Congregate housing in accordance with the policies of Section 3.1.3.4 of this Plan.*
- i. The City will work to establish short-term accommodation guidelines and policies to be regulated through such means as a regulatory bylaw and business licensing.*

Comment: The proposed townhouses and apartment units are permitted on the subject lands, based on the policies above.

3.1.2 Residential Density

3.1.2.1 *Lands designated Residential uses shall be developed at the following densities:*

<i>Land Use</i>	<i>Permitted Density</i>
<i>Low-density Residential</i>	<i>Maximum 25 units per net residential hectare</i>
<i>Medium-density Residential</i>	<i>26 to 60 units per net residential hectare</i>
<i>High-density Residential</i>	<i>61 to 125 units per net residential hectare</i>

3.1.2.3 *Development on residential land in new planning areas shall be planned to provide for a mix of housing types and achieve a minimum density of 25 dwelling units per net hectare.*

3.1.2.4 *Gross residential density is defined as the total number of residential units per hectare of land and shall include all residential land, local roads, school sites, parks, places of worship sites, and neighbourhood commercial sites, but exclude arterial roads and lands designated Hazard Lands. Net residential density is defined as the total number of residential units per hectare of land excluding roads, school sites, parks, places of worship sites, and neighbourhood commercial sites, and lands designated Hazard Lands.*

3.1.2.5 *Density shall be allocated in residential areas in accordance with the following:*

- a. Lands shall have access to hard services at sufficient capacity for the intended density.*
- b. Adequate soft services such as parks, schools, emergency services, transit and similar shall be available as required to support the intended density.*
- c. Lands intended for medium and high-density uses should have direct access to collector or arterial roads and proximity to compatible land uses including but not limited to local institutional and neighbourhood commercial uses.*

Comment: Two of the policies listed above appear to conflict with each other. Whereas the table in Section 3.1.2.1 states that the density within the 'Low Density Residential' designation should not exceed a maximum of 25 units per net hectare, Section 3.1.2.3 requires development within any residential designation to occur at a minimum density of 25 units per net hectare. This would suggest that the development must be exactly 25 units per net hectare. City staff, however, acknowledge this contradiction and advised during the pre-consultation exercise that the 25-unit per hectare policy is a minimum standard only. City staff have further advised that this interpretation is clearly within the intent of the Official Plan and the Grey County Official Plan, and is supported by the fact the lands are already zoned for medium density development. Clarification will be provided during the next update of the Official Plan. The housing proposal represents a density of 33.6 units per net hectare.

Capacity exists to service the 85-unit development with municipal water and sanitary sewers.

The proposed development will be situated within approximately 210 metres of 9th Avenue East, which is recognized as a 'Collector Road' / 'Future Arterial' on Schedule C of the Official Plan. Whereas the site does not have direct access to 9th Avenue East, it does provide very good access to this thoroughfare, and therefore the intent of the policy above is maintained.

3.1.3 General Policies

3.1.3.1 *Lands designated Residential shall have access to full municipal services, including piped water supply, storm drainage and sanitary sewer systems, installed according to requirements of the City and other applicable agencies.*

3.1.3.5 *The City will plan to assist the County in achieving the growth allocation targets established in the County Official Plan by establishing a target of 15% of new residential units by way of intensification. For the purposes of this Plan, intensification may include: redevelopment and revitalization; enabling 'as of-right' permissions for ARUs in residential areas and residential over retail; the development of vacant and/or underutilized lots within previously developed areas or existing built-up areas; and the expansion or conversion of existing buildings.*

3.1.3.6 *The City will work in cooperation with the County to monitor the level of intensification throughout the City and support a balanced approach to growth in which the focus for new development will increasingly be shifted to achieve intensification.*

Comment: The subject lands have access to full municipal services, which will be extended at the developer's expense.

This housing project does not likely meet the definition of "intensification", but nevertheless it will assist in achieving housing targets set by the City and County.

3.1.4 Housing Supply

3.1.4.1 *An objective of this Plan is to provide for a full range of housing types and densities required to meet projected requirements of current and future residents of the regional market area. Regional market area refers to an area, generally broader than a lower-tier municipality that has a high degree of social and economic interaction. An appropriate range of housing types and densities will be provided by maintaining:*

- a. The ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment as well as having available lands designated and available for new residential development.*
- b. Land suitably zoned and with servicing capacity sufficient to provide at least a three year supply of residential units available through intensification, redevelopment and in draft approved and registered plans.*

3.1.4.2 *In consultation with the County, the land and unit supply maintained by the City shall be based on an allocation of population and units provided by the County in recognition of the City as a fully serviced urban area and regional centre.*

Comment: The proposed development will offer apartment and townhouse accommodation within a private community setting to people over the age of 55. The introduction of 85 new units should benefit this particular demographic of the Owen Sound housing market for the next several years.

3.1.5 Attainable & Rental Housing

3.1.5.1 *The City will support a range of attainable housing development in proximity to transit and amenities to increase mobility and accessibility to goods and services, healthy food retailers, commercial areas, employment, medical and health facilities, recreation, transit, and trails.*

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| 3.1.5.2 | <i>The City may utilize incentive programs, Community Improvement Plans, Zoning By-laws, to support the construction and maintenance of attainable housing units.</i> |
| 3.1.5.3 | <i>The City will support the integration of attainable housing units within the existing community fabric in all designations and Planning Areas, where residential uses are permitted.</i> |
| 3.1.5.4 | <i>The City may complete an assessment report and work to develop inclusionary zoning policies.</i> |
| 3.1.5.5 | <i>For the purpose of this Official Plan, attainable housing units are those that do not meet the provincial definition for ‘affordable’ rental rates but whose rental rates are less than the current market rate and attainable to the City’s residents and workforce.</i> |

Comment: The selling price of the dwelling units will not fall within the “affordable housing” category; and, because the definition of “attainable housing” refers only to rental housing, the apartment and townhouse units would also not meet this definition. However, in a more general sense, the new dwellings will be financially attainable for a sizable segment of the senior market, particularly those 55-plus year old persons that are wishing to sell their existing homes and move into this community. The price of a new dwelling within this community will be under \$600,000. A monthly common fee will be applied, although the fee will be relatively low. Most seniors moving into this development will likely sell their existing residence for a greater amount of money than required to buy within 10th Avenue Estates.

8.2.3 Urban Design / Compatibility

Section 8 *Urban Design* of the City’s Official Plan contains detailed policies and objective that are intended to establish the general design vision for the City and the design criteria in which new development proposals are to be evaluated. Such detailed policies include the following (edited for relevancy):

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| 8.6.1.1 | <i>The City will seek to achieve well-coordinated and designed streetscapes throughout the City, particularly in the commercial areas and along arterial roads. They should provide comfortable pedestrian environments, safe vehicular movement, reinforce the desired or established character of the area and, where appropriate, incorporate trees for shade.</i> |
| 8.6.1.3 | <i>The City may define, within any development area, building heights and setbacks or, in some cases, ‘build to’ lines that are consistent with the intended form of development and relevant guidelines. Within a residential</i> |

	<i>area, such heights and setbacks should be consistent with the general form of existing development. Increased setbacks may be required where high buildings are proposed.</i>
8.6.5.3	<i>Consideration should be given to continuous pedestrian access along the building fronts near the street and connecting to adjacent development. Safe, comfortable, accessible and barrier-pedestrian points of access from the street should be provided at regular intervals to all buildings on the lot.</i>
8.6.7.3	<i>Where the height or mass of a proposed building may significantly shadow or cause increased wind conditions on an adjacent open space or solar collector, the City may require a study be undertaken to assess the impact and may develop and enforce setback requirements, site plan requirements and design guidelines to ameliorate the problem.</i>
8.6.8.1	<i>New residential development should be planned in neighbourhoods through Planning Areas, creating identifiable areas of the City with simple street patterns, a coherent built form, a well-connected and safe pedestrian system and accessible local amenities such as a neighbourhood park, convenience shopping and institutional uses.</i>
8.6.8.2	<i>Buildings should be sited to provide relatively consistent streetscapes within an area, with similar setbacks, defining the visual width of the streets. Street trees should be planted in accordance with an appropriate plan.</i>
8.6.8.4	<i>New development should support the maintenance of a continuous open space system and provide appropriate pedestrian access.</i>

Comment: A series of documents have been prepared to address these policies including an Urban Design Study, Architectural Brief, Shadowing Study, Photometric Lighting Plan, and Landscape Plan.

It is recognized that one of the apartment buildings will be located approximately 15 metres from the closest existing detached dwelling situated at 2338 10th Avenue East. The area of the site situated to the southwest of the apartment building will be extensively landscaped in order to provide a visual barrier of the apartment building for the residents of that dwelling. As well, an existing tree line – approximately 12 to 15 metres in height – is located on the abutting properties to the west and northwest, and will provide a good visual buffer of the apartment building for the residents of the two neighbouring properties located along 9th Avenue East.

Included in the development is a walking trail for all members of the general public. The trail will connect to the future trail along the Kenny

Lane to the east and south, and will also facilitate a possible future extension of the trail through the undeveloped lands to the north.

8.2.4 Natural Heritage

The City advised during the pre-consultation stage that an Environmental Impact Study would be required. In this regard, the follow Official Plan policies are relevant:

6.1.5	<i>Environmental Impact Study</i>
6.1.5.1	<i>Where there is an application for development purposes to redesignate Hazard Lands or a significant development is proposed adjacent to Hazard Lands, Open Space or any significant natural heritage feature, the City shall require the preparation of an Environmental Impact Study in accordance with the provisions of this section and in consultation with the Grey Sauble Conservation Authority.</i>
6.1.5.2	<i>A comprehensive Environmental Impact Study, where required by the City must demonstrate that the proposed development will avoid or mitigate any negative effects on the identified feature(s) and where feasible will result in a net benefit to the environment and shall include:</i> <ul style="list-style-type: none"><i>a. Determination of boundaries, including the environmental buffer, of the Hazard Lands.</i><i>b. An inventory of the natural features and resources which may be affected directly or indirectly, and which may include vegetation, fisheries, wildlife, groundwater, and any other considerations as determined by the City or other authorized agency to be relevant to the evaluation.</i><i>c. The interrelationships of the natural features with the proposed development and to adjacent lands.</i><i>d. An assessment of the impacts of the proposed development on existing conditions of the natural features and their surroundings.</i><i>e. Sufficient detail to facilitate proper implementation of recommendations.</i><i>f. A description of the manner in which negative impacts will be avoided or mitigated and how the ecological integrity of the natural features and functions will be maintained and if feasible improved.</i>

6.1.5.3 *An Environmental Impact Study may be scoped to address site specific environmental issues where the negative impacts can be easily ascertained and where mitigation requirements are well understood. The City in consultation with affected agencies shall approve scoped Environmental Impact Studies through a Terms of Reference (TOR).*

6.1.5.4 *The City may consider waiving the requirement for the preparation of an Environmental Impact Study when one or more of the following applies:*

- a. *A development is subject to a duplicate or similar environmental assessment process;*
- b. *A development is minor in nature; or*
- c. *The site conditions for a development are such that the preparation of an Environmental Impact Study would serve no useful purpose for the protection of significant environmental features.*

6.1.5.5 *The City may obtain independent advice as to whether: the proposed development is minor in nature; and Environmental Impact Study would serve any useful purpose; and/or the adequacy of a duplicate environmental assessment process.*

6.1.5.6 *For the purposes of this Plan, ‘adjacent lands’ means those lands, contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The Provincial Policy Statement directs that development or site alteration is not permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it can be demonstrated (through an Environmental Impact Study or equivalent study) that there will be no negative impacts on the natural features or their ecological functions.*

6.1.5.7 *The following table summarizes provincial recommendations regarding the extent of adjacent lands for evaluating ecological functions and determining negative impacts on natural heritage features or areas.*

Natural Heritage Feature or Area Adjacent Land Width

<i>Significant Habitat of Endangered and Threatened Species</i>	<i>120 metres</i>
<i>Significant Wetlands</i>	<i>120 metres</i>
<i>Fish Habitat</i>	<i>120 metres</i>
<i>Significant Woodlands</i>	<i>120 metres</i>

	<i>Significant Valleylands</i>	<i>120 metres</i>
	<i>Significant Wildlife Habitat</i>	<i>120 metres</i>
	<i>Significant Area of Natural and Scientific Interest – Earth Science</i>	<i>50 metres</i>
	<i>Significant Areas of Natural and Scientific Interest – Life Science</i>	<i>120 metres</i>
	<i>Core Areas</i>	<i>120 metres</i>

Comment: A Scoped Environmental Impact Study was conducted for the property in 2021 when a different development was being contemplated. The findings and recommendations of that development, which are relevant today, state the following:

The proposed development lot lacks a presence of suitable SAR habitat or significant wildlife habitat, has low potential for providing any important linkages to surrounding natural features, and is located within approved residential lot development zoning. Though habitat for Bat Maternity Colonies may be present, the quality of foraging habitat is low, and habitat with higher suitability occurs in the adjacent lands, therefore impacts to bats can be mitigated by ensuring that vegetation removals are undertaken outside of the active bat period (March – December).

As such, provided the listed recommendations and mitigation measures outlined in this EIS are followed throughout all phases of construction, the disturbances caused by this development are deemed low risk to the surrounding natural features so long as the proposed development plans maintain and even enhance the quality of stormwater discharging to the Kenny Drain during precipitation events.

The recommendations and mitigation measures, some of which have been incorporated into the design of the Site Plan, will be implemented through the Site Plan Agreement. Included in the Agreement will be the Landscape Plan, which identifies the existing trees that are to be preserved, as well as the areas of the property where re-planting will occur at a scale of two new trees being planted for every one tree removed.

8.2.5 Archeology

The following policies apply to matters of archaeological concern:

7.1.6 Archaeological Resources

Archaeological Resources includes artifact, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act.

- 7.1.6.1 The City will encourage the conservation of archaeological resources as may be identified by the City, the Province, or other group and agency, and will continue to enforce municipal and provincial legislation with respect to lands containing archaeological resources or areas of archaeological potential and/or the discovery of items of archeological or historic interest on a property.*
- 7.1.6.2 Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration that maintains the heritage integrity of the site may be permitted.*
- 7.1.6.3 The City may require studies, such as an Archaeological Assessment Report, prepared by a qualified person, to identify and protect archaeological resources from destruction or alteration through development or public works operations.*
- 7.1.6.4 The City will encourage consultation with Indigenous Communities in areas identified with significant archaeological potential both before and during the archaeological assessment process.*
- 7.1.6.5 All archaeological assessment reports must be provided to the Province, as per the Standards and Guidelines for Consultant Archaeologists, as amended from time to time, and to the City for information purposes. All correspondence from the MHSTCI on their review/acceptance of any archaeological assessment will be provided to the City.*
- 7.1.6.6 Council shall support viable and fiscally responsible public, nonprofit and private agencies acting as repositories for archaeological resources and historical artifacts and promoters of local heritage. City support may be in areas of funding, partnership, marketing or similar initiatives as determined by Council.*

Comment: A Stage 1 and 2 Archaeological Assessment was conducted for the site. No materials of archaeological significance were found on the property. The consultant recommended that no further assessment be required.

8.2.6 Transportation

The following policy from Section 5.1 *Transportation* of the City's Official Plan is relevant:

5.1.1.11 *Where development is proposed the City may require a comprehensive traffic analysis to assess impacts on the area. Costs related to peer review to evaluate the proposal are to be covered by the proponent. The City may require the developer to execute an agreement with the City providing for financial contributions to provide for any improvements to the transportation system necessary to support the development. Transportation improvements required by the City may include but are not limited to intersection improvements, road widening, and integrating the proposed development into the surrounding public access system of roads, walkways, bicycle paths and transit facilities. Development applications, where appropriate, should make provision for pedestrian and cycling facilities in accordance with the Transportation Master Plan.*

Comment: A Transportation Study was conducted for this development and concluded that the existing road system can accommodate the additional traffic without causing any significant traffic delays. No improvements to the 9th Avenue East / 23rd Street "A" East intersection are required.

8.2.7 Official Plan Evaluation Summary

In view of the foregoing, it is evident that the proposed development conforms to the relevant policies of the City of Owen Sound Official Plan.

9. PROVINCIAL POLICY STATEMENT

Section 3 of The Planning Act (R.S.O. 1990) requires all decisions regarding land use planning matters to be consistent with the Provincial Policy Statement (PPS).

The PPS contains several sets of Provincial directives covering a variety of topics that are relevant to this development proposal. Listed below are those relevant policies.

9.1 Settlement Areas

Section 1.1.3 *Settlement Areas* policies state (edited for relevancy):

1.1.3.1	<i>Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</i>
1.1.3.2	<i>Land use patterns within settlement areas shall be based on:</i> <i>a) densities and a mix of land uses which:</i> <i>1. efficiently use land and resources;</i> <i>2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</i> <i>3. minimize negative impacts to air quality and climate change, and promote energy efficiency;</i> <i>b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</i>
1.1.3.3	<i>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</i>

1.1.3.4	<i>Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining or mitigating risks to public health and safety.</i>
1.1.3.6	<i>New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</i>
1.1.3.7	<i>Planning authorities shall establish and implement phasing policies to ensure:</i> <i>a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and</i> <i>b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.</i>

Comment: The City of Owen Sound is settlement area where urban development is to be directed.

The proposal represents an orderly progression of development and is clearly an efficient use of land and municipal services. Servicing of the site can occur in an economic manner.

The residential component of this development will help the City achieve its goals for providing an assortment of housing types within the community.

9.2 Housing

Section 1.4 *Housing* states:

1.4.1	<i>To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</i> <i>a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and</i>
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- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

1.4.2 *Where planning is conducted by an upper-tier municipality:*

- a) *the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and*
- b) *the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.*

1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) *permitting and facilitating:*
 - 1. *all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
 - 2. *all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*

- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

Comment: These policies give clear direction to the City in requiring a variety of residential dwelling types to be created in order to ensure that housing can be provided for everyone.

The medium density residential development proposed for this site will provide housing for seniors that still wish to own their own home without maintenance responsibilities.

9.3 Municipal Services

Section 1.6 *Infrastructure and Public Service Facilities* of the PPS states:

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.

Comment: Full municipal services will be provided to the intended development.

1.6.6.7 Planning for stormwater management shall:

- a) minimize, or, where possible, prevent increases in contaminant loads;*
- b) minimize changes in water balance and erosion;*
- c) not increase risks to human health and safety and property damage;*
- d) maximize the extent and function of vegetative and pervious surfaces;
and*
- e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

Comment: The Stormwater Management Report addresses stormwater management in accordance with the above policies.

9.4 Natural Environment

Section 2.1 *Natural Heritage* states:

- 2.1.1 *Natural features and areas shall be protected for the long term.*
- 2.1.2 *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 2.1.3 *Natural heritage systems shall be identified in Ecoregions 6E and 7E¹, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and agricultural areas.*
- 2.1.4 *Development and site alteration shall not be permitted in:*
- a) *significant wetlands in Ecoregions 5E, 6E and 7E¹; and*
 - b) *significant coastal wetlands.*
- 2.1.5 *Development and site alteration shall not be permitted in:*
- a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;*
 - b) *significant woodlands in Ecoregions 5E, 6E and 7E¹ (excluding islands in Lake Huron and the St. Marys River)¹;*
- 2.1.6 *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- 2.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- 2.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*
- 2.1.9 *Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.*

Comment: The Environmental Impact Study has determined that no natural heritage features on the subject lands or abutting properties would be negatively impacted provided certain mitigative measures are followed, as explained earlier in this Planning Justification Report.

9.5 Archaeology

Section 2.6 *Cultural Heritage Archaeology* states:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

2.6.3 Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

Comment: As explained earlier in this Planning Justification Report, the Archaeological Assessment conducted for this site resulted in no findings of archaeological significance.

9.6 Provincial Policy Statement Evaluation Summary

Based on the foregoing, it is evident that the proposed development is consistent with the Provincial Policy Statement.

10. STRATEGY FOR CONSULTATION WITH THE PUBLIC

A Public Meeting will be held by Owen Sound Council to discuss the merits of the application with the neighbours. Notice of the meeting by standard mail will be provided by City staff to property owners and tenants situated within 120 metres of the subject property, or alternatively staff will place a notice in the Owen Sound Sun Times. As well, a sign will be posted by City staff on the subject property advising of the proposed development. This notification will fulfill the requirements of the Planning Act, R.S.O. 1990.

As well, the developer intends to go door-to-door to speak with the residents in the neighbourhood. If the neighbours are also interested in a group meeting, it will be held at the nearby Ninth Avenue Estates clubhouse.

11. CONCLUSIONS

The proposed Zoning By-law Amendment will allow for a seniors development within a private setting. This Planning Justification Report has demonstrated that the proposal conforms to the City's Official Plan and is consistent with the Provincial Policy Statement.

Based on the foregoing, the Zoning By-law Amendment can be given favourable consideration.

Recommendations from studies prepared in support of the development should be incorporated into the Site Plan Agreement.

Respectfully submitted,



Ron Davidson, BES, RPP

FIGURES

- Figure 1: Location Map
- Figure 2: Aerial Photograph (2020)
- Figure 3: City of Owen Sound Zoning By-law Schedule A (Map 17)
- Figure 4: Proposed Zoning
- Figure 5: City of Owen Sound Zoning By-law Schedule A

Figure 01: Location Map

 Subject Lands

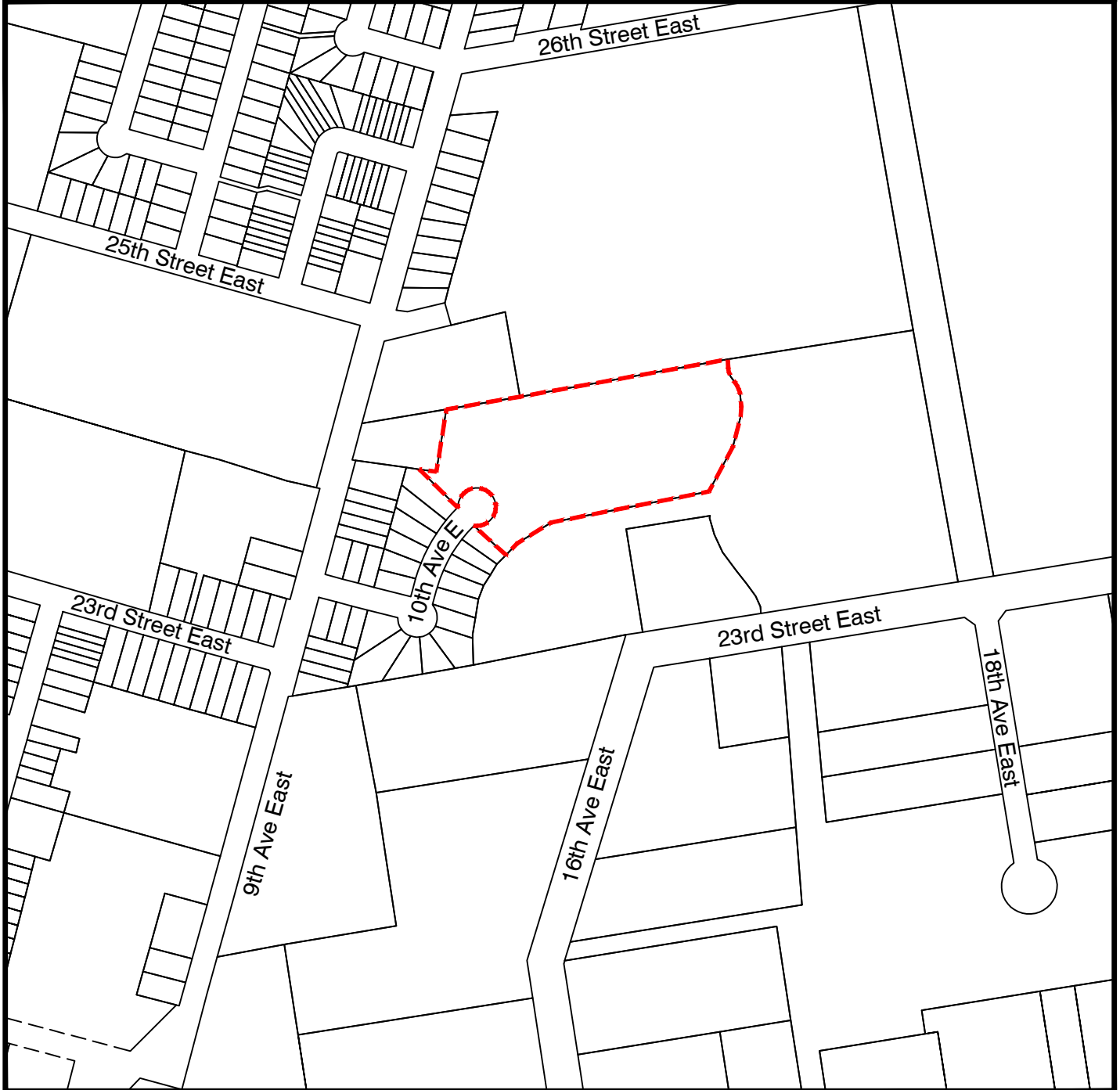


Figure 02: Aerial Photograph

 Subject Lands

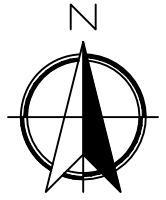



Figure 03: City of Owen Sound Zoning By-law Schedule A (Map 17)

 Subject Lands

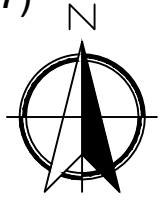


Figure 04: Proposed Zoning

 Subject Lands

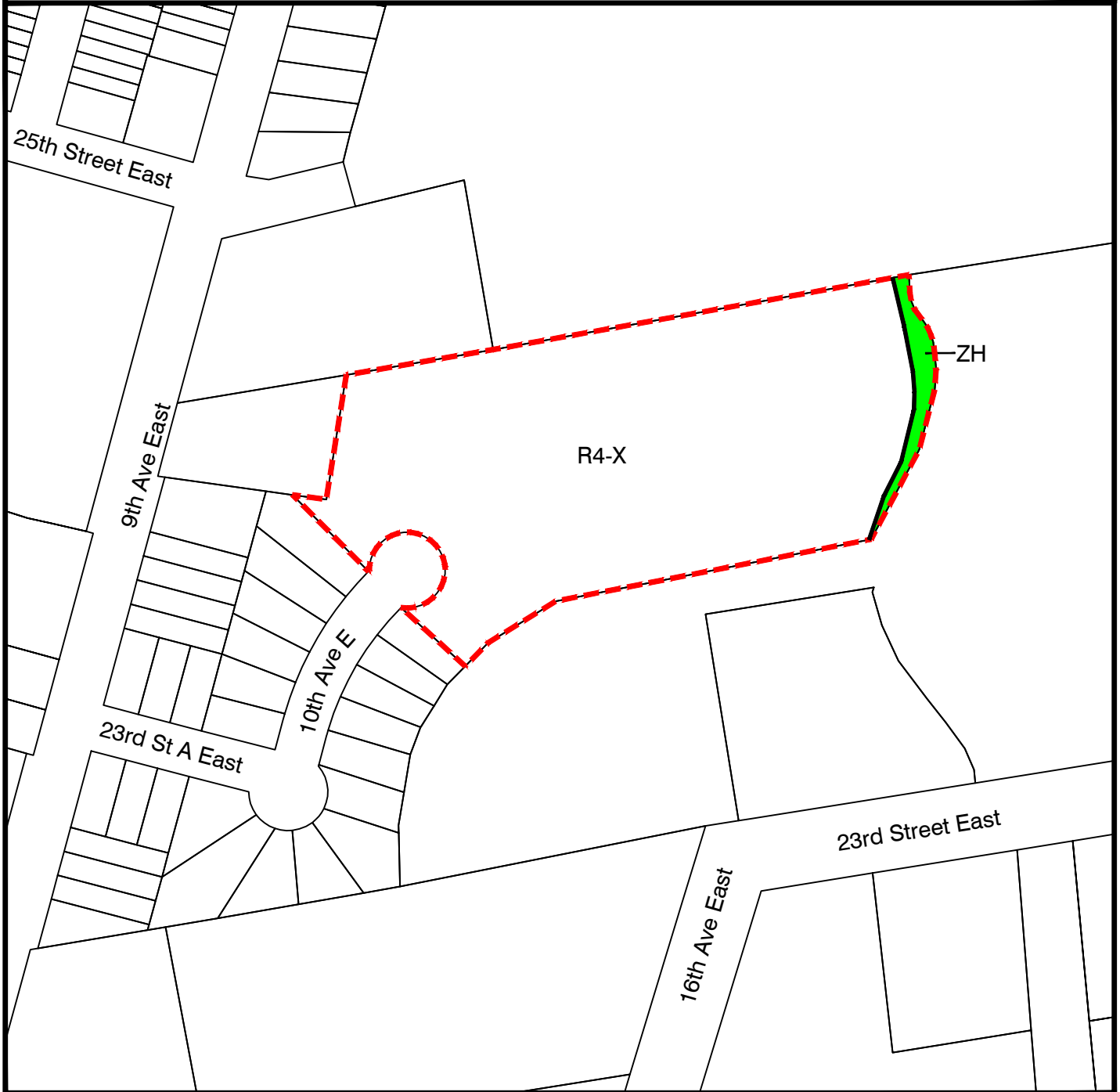
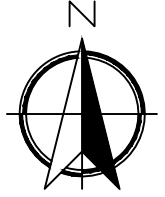










Figure 05: City of Owen Sound Official Plan Schedule A1

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|---|----------------------------|--|---------------------|--|-------------|
|  | Subject Lands |  | Institutional |  | Hazard Land |
|  | Low Density Residential |  | Industrial |  | Open Space |
|  | Medium Density Residential |  | Arterial Commercial | | |

